

THE CITY OF MADEIRA BEACH, FLORIDA

PUBLIC NOTICE

A meeting of the Special Master of the City of Madeira Beach, Florida, will be held on the time and date indicated below, in the Assembly Room, City Hall, 300 Municipal Drive, Madeira Beach, Florida, to consider the following Applications. Persons are advised that, if they decide to appeal any decision made at this Public Hearing, they will need to record the proceedings, and for such purpose, they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Drawings of these proposed projects are on file in the Office of the City Clerk and may be viewed during regular working hours.

A G E N D A

S P E C I A L M A S T E R

To act and render decisions on requests for variances, special exception uses, and appeals of administrative decisions.

7:00 P.M.

MONDAY - MARCH 28, 2005

ASSEMBLY ROOM

I. MEETING CALLED TO ORDER

II. ATTENDANCE AND INTRODUCTION

III. UNFINISHED BUSINESS

Application 05.04 Claude and Joanne DeBord for the property at 13308 Gulf Boulevard

Legal Description: Mitchell's Beach Revised, Block 7, Lot 16 less RD R/W (15/31/15/58320/-007/0160)

Requesting a variance from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article VI (Supplementary District Regulations), Division 3 (Walls, Fences, Hedges, Railings and Sand Fences), Section 110- 446 (Front yards), to increase the height of an open fence within the front yard from 4 feet in height to 6 feet in height to permit an open ornamental metal fence and arched gate.

(59 property owners were notified)

Application 05.06 Jay Gee Development, LLC for the property at 601 American Legion Drive

Legal Description: Parcel I: That part of Lot 1 and 1A, Block 2, Edgewater Estates Unit No. 12, as recorded in Plat Book 43, Page 18 of the Public Records of Pinellas County, FL being more particularly described as follows: beginning at a point on the southerly right of way line of Blackhawk Road, a distance of 41.36 feet west of the east line of said Lot 1; thence run South 44° 38' 08" East a distance of 210.77 feet; thence run South 53° 37' 25" West a distance of 162.38 feet; thence run North 36° 22'35" West a distance of 208.99 feet; thence run North 53 37' 35" East a distance of 131.36 feet to the Point of Beginning. (03/31/15/25128/002/0010)

Parcel II: Lots 2, 2A, 3, 3A and the following described portion of Lots 1 and 1A; beginning at the northwest corner of Lot 1, run North 53° 37' 25 east along the northerly line of said Lot 1 a distance of 125.00 feet; thence south 36° 22'35"East a distance of 208.99 feet to a point on the southerly line of said Lot 1A; thence south 53° 37' 25" West along the southerly line of said Lot 1A a distance of 125.00 feet to the southwest corner of Lot 1A; thence north 36° 22'35" west along the westerly line of said Lots 1 and 1A, a distance of 208.99 feet to the Point of Beginning, all in Block 2, Edgewater Estates Unit No. 12, according to Plat thereof recorded in Plat Book 43, Page 18, Public Records of Pinellas County, FL

Requesting 4 variances from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Districts), Division 7 (C-3, Retail Commercial) to build a condo-hotel complex.

- Variance 1 Section 110-320 (Minimum building site area requirements), (1) Lot side d. Tourist dwelling units, to decrease the minimum building site area from 2178 square feet to 1089 square feet.
- Variance 2 Section 110-322 (Maximum building height) (b) to increase the maximum building height for multifamily / tourist dwelling units from 40 feet or three stories, whichever is more restrictive, to 44 feet and 4 stories.
- Variance 3 Section 110-326 (Special requirements) (b) to increase the width a structure may be parallel to the front yard right-of-way from 150 feet to 330 feet.
- Variance 4 Section 110-326 (Special requirements) (b) to reduce the separation between buildings from a minimum of a 10-foot separation or equal to 50 percent of the height of the tallest building on the same parcel to a zero separation between buildings.

(4 property owners were notified)

IV. NEW BUSINESS

Application 05.09SE Osvaldo R. Sabina, Jr., Carol Sabina and Osvaldo R. Sabina III, for the property at 15472 First Street East

Legal Description: Lone Palm Beach 4th Addition, Block 5, Lot 20 Less SW'LY 10 feet (09/31/15/-52596/005/0200)

Requesting a Special Exception from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning), Article V (Districts), Division 7 (C-3, Retail Commercial), Section 110-319 (Special exception uses), to permit the development of a duplex.

(14 property owners were notified)

Application 05.09 Osvaldo R. Sabina, Jr., Carol Sabina and Osvaldo R. Sabina III, for the property at 15472 First Street East.

Legal Description: Lone Palm Beach 4th Addition, Block 5, Lot 20 Less SW'LY 10 feet (09/31/15/-52596/005/0200)

Requesting 2 variances from the zoning requirements of the Madeira Beach Land Development Regulations, Chapter 110 (Zoning),

Variance 1 Article V (Districts), Division 7 (C-3, Retail Commercial), Section 110-320 (Minimum building site area requirements), item b to reduce the duplex and triplex unit's minimum from 3000 square feet per dwelling unit to 4840 square feet per unit for a duplex.

Variance 2 Article (VI) Supplementary District Regulations, Section 110-428 (Same-Side yard of corner lot) to reduce the side setback along one street from 25 feet to 12 feet.

(14 property owners were notified)

V. ADJOURNMENT

THIS MEETING IS TELEVISED LIVE ON CHANNEL 15

POSTED: March 11, 2005, at Subject Property, City Hall, Library, Publix, John's Pass Village and Winn Dixie.
NOTE: You have received this Public Notice as you are the applicant, property owner or abut this property within 250 feet of the property as captioned in the above Application. If you are desirous of voicing approval or disapproval of this project, you may attend the meeting or write the City Clerk prior to the meeting stating your opinions.